



TINTERN

Guide price **£685,000**



GOWER COTTAGE

Tintern, Chepstow, Monmouthshire NP16 6TH



Detached 3-bedroom stone-built cottage
Approved plans for building plot
No Upper-chain

This charming pretty stone-built cottage offers an exciting opportunity for renovation and updates, with the additional possibility of building a new property next door under planning approval DM/2021/01528. This allows potential for two families to live and work together in the same beautiful location.

The property is situated within an 'Area of Outstanding Natural Beauty' and a designated Conservation Area. It is located a short distance from the popular village of Tintern on the west bank of the River Wye in Monmouthshire, Wales. Tintern is close to the border with England, approximately 8 miles north of Chepstow. Nearby facilities include restaurants, cafes, pubs, and a local tourist shop that provides immediate amenities.

With the Wye Valley Walk and Offa's Dyke Path. If you cross the former wireworks railway bridge onto the English side of the river, there are several marked paths, including one leading to the 'Devils' Pulpit. Chepstow offers a further range of facilities and provides good access to the A48, M48, and M4 motorway networks, making Newport, Cardiff, and Bristol easily accessible for commuting.



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KEY FEATURES

- Detached 3-bedroom stone-built cottage
- Ideal project
- Detached garage
- Idyllic location in Tintern
- Approved building plot for a 3-bed detached house
- No upper chain



STEP INSIDE



As you step into this charming stone cottage, you'll immediately recognise its tremendous potential. Properties like this are rare, especially with the bonus of a building plot.

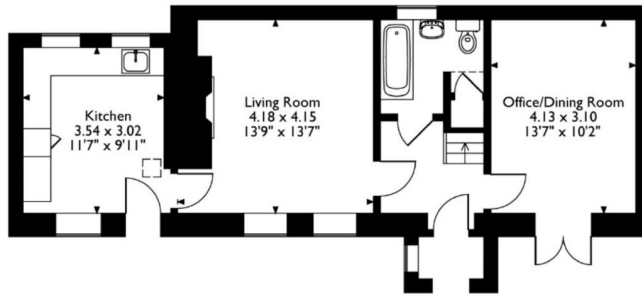
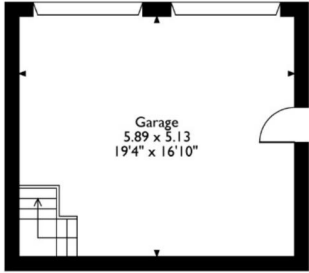
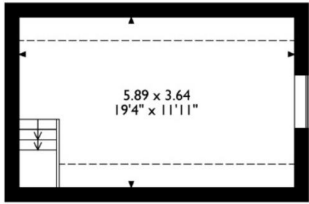
The detached double garage offers ample space, just waiting to be transformed. With the right permissions, it could become a seamless extension of the main house, perfect for a growing family.

This cottage is bursting with potential, waiting for the right owner to turn it into their dream home. The spacious grounds provide the perfect canvas for creating something truly special.

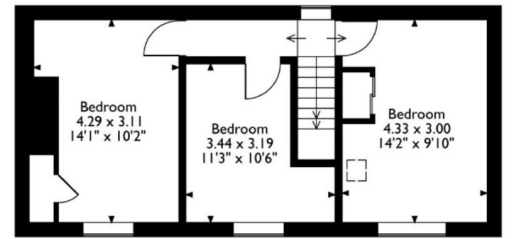
As you enter the property, you will be greeted by the character that unfolds within this truly unique home. The property features a large main lounge and a spacious kitchen. Additionally, it offers a second reception room that is flexible to suit various needs.

There is a ground floor bathroom. As you ascend the stairs, you will find three double bedrooms, each with windows offering views over the Angiddy Valley.

Approximate Gross Internal Area
Main House = 96 Sq M/1033 Sq Ft
Garage/Outbuilding = 51 Sq M/549 Sq Ft
Total = 147 Sq M/1582 Sq Ft



Ground Floor



First Floor



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

STEP OUTSIDE



The garden is sizable, being approximately 0.68 of an acre.- including the plot. The garden is on a gradual slope and would benefit from being landscaped and tiered to fully benefit from the size and full opportunities.

AGENTS NOTE:

There is a 106 agreement payment of £9,187.00. Also has to live there minium of 3 years.

INFORMATION

Postcode: NPI6 6TH

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Mains

EPC: F





DIRECTIONS

From Chepstow Racecourse Roundabout take the A446 signposted Tintern and Monmouth. Continue along this road for approximately 6 miles. On entering the village of Tintern, continue along the main road and turn left onto Forge Road. This is just before The Wild Hare. Continue along Forge Road and you will see a fork off to your left-hand side, Follow this road and Gower Cottage can be found on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.